

MENOMONIE PLAN COMMISSION

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on January 24, 2005 in the City Hall Council Chambers by Chairman Peltier. Other members present included Beety, Carlson, Kell, Kregness, Pierson, and Schwebs. Also present were Sander, Jones, Schofield, Eide, Dahl, Miller, and Prange. Also in attendance were approximately 55 members of the public appearing for the two public hearings on the agenda. A motion was made by Kell, seconded by Pierson to approve the minutes of the November 22, 2004 meeting. Motion carried.

The chairman opened the first public hearing related to the creation of a rehabilitation downtown tax increment district. Wendy Sander of Cedar Corporation gave an overall project plan review and outlined some of the specific items including assistance to the Mabel Tainter theater and a facade improvement program for properties in the downtown TID. Ten individuals spoke during the public hearing with nine giving their support to the Mabel Tainter project. The other individuals questioned the procedures to access the funding for the proposed facade improvements.

The chairman next opened the public hearing for the Dancing Oaks development proposed for the former Fair Oaks property southeast of the intersection of Wilson Avenue and 17th Street. Public Works Director Randy Eide reviewed the plan documents that had been included in the Commission packet. The developers, Peter and Paul Gerrard, spoke regarding the overall project including the change to a looped access road for the senior development on top of the ridge. Jeff Moorhouse of Paragon Associates indicated that the developers were utilizing 13 of 20 acres, saving as many trees as possible but had encountered issues with underground utilities. Two abutting property owners had questions relating to the water runoff from the road extensions, maintenance of the property abutting the west side of 17th Street, sidewalks, and how they address possible future problems. Both parties indicated they supported the overall plan but wished to have their concerns addressed. No other parties spoke on the proposal and the public hearing was closed.

After some discussion regarding the proposed rehabilitation tax increment district, a motion was made by Beety, seconded by Schwebs to adopt the resolution recommending City Council approval of TID # 15 project plan and boundaries as presented. Motion carried.

After additional discussion of the Dancing Oaks project regarding points noted during the public hearing and also the retention of trees, a motion was made by Beety, seconded by Kell to favorably recommend City Council approval of the Dancing Oaks general planned unit development as presented subject to the public works director's comments outlined in the January 24, 2005 memorandum being satisfactorily answered. Motion carried.

The city staff had raised a question regarding the deletion of the proposed zoning ordinance amendment relating to planned unit developments over 12 units. The Commission took it under advisement and the item will be continued at the next meeting.

The Commission reviewed the comprehensive plan goals as submitted by the planners from Cedar Corporation. The Commission consensus was that the goals were acceptable and the staff should move to the demographic section at the next meeting.

A proposed concept layout for a certified survey map was presented on behalf of Larry and Laurel Madsen. The property they own is adjacent to the south water tower. The consensus of the Commission was that the three lot concept appeared too dense but no official action was taken on the topic.

A motion was made by Pierson, seconded by Kell to adjourn. Motion carried.

Respectfully Submitted,

Lowell R. Prange
Recording Secretary

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.